

1 THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF
2 SEABROOK MET ON **THURSDAY, JANUARY 12, 2023 AT 6:00 P.M.** AT SEABROOK
3 CITY HALL TO CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT
4 TO THE AGENDA ITEMS LISTED BELOW.

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6 **BOARD MEMBERS PRESENT:**

7 PAUL R. DUNPHEY (exc. absence)
8 TERRY CHAPMAN
9 KEVIN FERGUSON
10 GARY BELL
11 ANN WACKER
12 BUDDY HAMMANN
13 THOMAS KOLUPSKI (exc. absence)

CHAIR
VICE-CHAIR
TREASURER
MEMBER
MEMBER
COUNCIL REPRESENTATIVE
MAYOR

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15
16 **ALSO PRESENT WERE:**

17 GAYLE COOK
18 PAUL CHAVEZ

CITY MANAGER
DIRECTOR OF ECONOMIC
DEVELOPMENT
ADMIN COORDINATOR

19
20 PAT PATEL

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22 EDC Vice-Chair Terry Chapman called the meeting to order at 6:00 p.m. and declared that a
23 quorum was present.

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25 **1. PUBLIC COMMENTS AND ANNOUNCEMENTS**

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27 *There were no public comments.*
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30 **2. PRESENTATIONS**

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32 **2.1 EDC Director's report on economic development activities for November and**
33 **December 2022.**

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35 Director Paul Chavez presented the monthly activities for November and December
36 2022.
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39 **3. CLOSED EXECUTIVE SESSION**

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41 **3.1 Section 551.074**
42 **Conduct a closed executive session to deliberate the evaluation and duties**
43 **of the EDC Attorney.**

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45 *The EDC Board did not need an Executive Session.*
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52 **4. OPEN SESSION**

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55 **4.1 The EDC Board will reconvene in open session to allow for possible action on**
56 **the agenda items listed above under "Executive Session" regarding**
57 **engagement of Olson & Olson, LLP by the Seabrook Economic Development**
58 **Corporation for Legal Representation of the Economic Development**
59 **Corporation.**

60
61 *Motion made by Buddy Hammann and seconded by Gary Bell.*

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63 *To approve the contract for Olson & Olson LLP as legal representative for the*
64 *Seabrook EDC.*

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66 MOTION CARRIED BY UNANIMOUS CONSENT
67

68 **5. NEW BUSINESS**

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71 **5.1 Consider and take all appropriate action on the election of officers (Chair,**
72 **Vice-Chair, Secretary, and Treasurer) of the Seabrook EDC Board.**

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74 *Motion made by Gary Bell and seconded by Kevin Ferguson.*

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76 *To nominate Ann Wacker to be Secretary and keep the current roster the same for*
77 *all other board members:*

78 *Paul Dunphey – Chair*

79 *Terry Chapman – Vice-Chair*

80 *Kevin Ferguson – Treasurer*

81 *Gary Bell – EDC Member*

82
83 MOTION CARRIED BY UNANIMOUS CONSENT
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85 **5.2 Consider and take all appropriate action on the renewal of the Incentives**
86 **Policy SEDC Resolution 2023-01 "Update and Renewal of the Seabrook**
87 **Economic Development Corporation (SEDC) Incentives Policy".**

88
89 Updated recommendations based on continuation of previous EDC Meeting:

- 90 • Small Businesses update – incentivize the growth of our community – not the
- 91 funding of normal business expenditures but rather business expansion
- 92 • Directing funding to local SBA (Small Business Association) – would like to
- 93 incentivize business growth and expansion
- 94 • On Incentive Policy – proposed changes regarding page 10 – new construction
- 95 and new development incentives: that involved the job creation indicators
- 96 and that number was a little high/aggressive so that number was toned down
- 97 significantly for the Clear Lake markets payroll activity – kept the numbers
- 98 when it came to real property and personal property investments because
- 99 those numbers have been going up steadily with our current economy –
- 100 incentivize those that are wanting to take their business to the next level.
- 101 • Under "C" for New Construction incentive it says that "EDC intends to be
- 102 selective regarding the kinds of businesses to be recruited and
- 103 incentivized...and that non retail will take precedence over retail" – suggestion
- 104 to not eliminate non-retail and to allow for retail – suggestion to eliminate the
- 105 first part of the sentence. Perhaps focus on retail establishments that have a

regional draw instead of just eliminating non-retail businesses. ON page 9 - Suggestion to remove the "non-retail businesses will take precedence over retail businesses" sentence.

- Keep the caps on the Small Business Development for real small businesses that qualify for an incentive, but for the Commercial Façade Improvements have a maximum value of \$40,000 per location along an active and connected street, not alleys or backs of buildings or the side of a building facing another building...etc. Important cap to have in place because we want to see more skin from the developer and the person in charge of the shopping center.
- Page 5 under Infrastructure – to include utilities and technology – EDC may incentivize gas line and or wi-fi technology as an option.

EDC Director to bring back to EDC Board for revisions and/or final approval.

NO action needed.

5.3 Consider and take all appropriate action on nominating a board member to attend the annual BAHEP Citizens for Space Exploration trip to Washington D.C. in May 22-24, 2023.

Board members agreed that nobody is able to attend the trip this year. They discussed the agenda item and determined that it would be more beneficial if a City Council member attended this versus an EDC member.

No action needed.

5.4 Consider and take all appropriate action on nominating a board member to attend the annual Economic Alliance Advocacy Trip to Washington D.C. in March 27-30, 2023.

*No EDC board member was available to attend this trip.
Suggestion to go to Texas Chemical Day in Austin instead – EDC director to bring back additional information for Austin. Budgeted \$1,000 for both D.C. trips for BAHEP and Economic Alliance, therefore instead of going to D.C. you'd be going to Austin.*

No action needed.

6. ROUTINE BUSINESS

6.1 Approve minutes of the November 17, 2022 regular meeting.

Motion made by Gary Bell and seconded by Kevin Ferguson.

Add comments to Agenda item 4.1 – add previous Board Member comments regarding discussion and comments to EDC Incentive Policy and Application.

To bring minutes back for approval at next EDC meeting.

MOTION CARRIED BY UNANIMOUS CONSENT

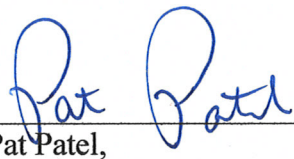
6.2 Establish future meeting dates and agenda items.

Next meeting: February 9, 2023 at 6:00 p.m.

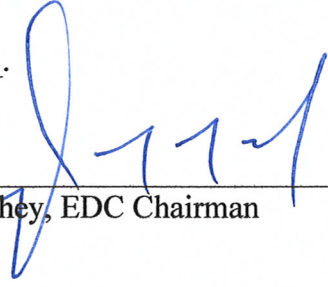
March 9 – EDC Meeting Date possibility of changing.

Upon motion duly made, the meeting was adjourned at 6:37 p.m.

APPROVED ON THE 2nd DAY OF March 2023.



Pat Patel,
EDC Administrative Coordinator



Paul Dunphy, EDC Chairman